

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

AMENDMENT TO NT PLANNING SCHEME 2020

PA2025/0263

I, LEAH CLIFFORD, delegate for the Minister for Lands, Planning and Environment, under section 13(3)(b) of the *Planning Act 1999*, amend the NT Planning Scheme 2020 by making the amendment, specified in the Schedule.

Dated *5 September* 2025.



Delegate for the Minister for Lands, Planning and Environment

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME 2020

1. Definition

In this amendment –

"amending map" means the attached map, signed by the delegate for the Minister for Lands, Planning and Environment and marked with Planning Application reference PA2025/0263, deposited in the office of the Department of Lands, Planning and Environment, Darwin;

"zoning map" means the zoning map forming part of the NT Planning Scheme 2020 as in force prior to the amendment taking effect.

2. Amendment of Zoning Map

The NT Planning Scheme 2020 is amended by amending the zoning map relating to part Section 7349 Hundred of Bagot to the extent of its inconsistency with the amending map in respect of the area of land shown on the amending map bounded by a thick black line and lettered LMR.

3. Amendment to Schedule 9: Building Setback Plan

Insert

Northcrest - Stage 4C



— Lot Boundary

- - - Building Setback

Setbacks are to the face of building with eaves no greater than 900mm from the face of the building (fascias will be no less than 600mm off the boundary when setbacks are 1.5m).

On corner blocks, setbacks to building line shall be 2500mm or 4500mm as shown and eaves no greater than 900mm.

Refer to Building Setback Diagrams (plans 9492/22F & G) in conjunction with the Northcrest Design Guidelines.

A garage may be built with a setback of 0.9m to a side boundary of a lot if -

- the structure contains no openings to that boundary, or includes only openings that are either glazed in an opaque material and cannot be opened, or have a sill height of at least 1.6m
- the structure is not more than 3.5 m in height; and
- the structure does not exceed 9.0 m in length
- the structure complies with the Building Code of Australia (BCA)

All areas and dimensions are subject to survey

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Section 29

REASONS FOR DECISION

NORTHERN TERRITORY PLANNING SCHEME 2020

PA2025/0263

Pursuant to section 13(3)(b), I have decided to amend the NT Planning Scheme 2020 to rezone part Section 7349 Hundred of Bagot from Zone FD (Future Development) to Zone LMR (Low-Medium Density Residential), and introduce a new building setback plan (Northcrest - Stage 4C) into Schedule 9 of the NT Planning Scheme 2020.

I have approved the amendment as I am satisfied that, pursuant to section 13(1), the amendment:

- (a) promotes the purpose and objectives of the Act as it:
 - i. is consistent with the Berrimah Farm Planning Principles and Area Plan;
 - ii. helps deliver a clear, effective, efficient and accessible planning system; and
 - iii. allows for uses and buildings that respect the amenity of the locality.
- (b) has merit and is in the public interest, as it complements the subdivision layout approved under Development Permit DP24/0161 and facilitates coordinated setbacks to preserve the amenity of adjoining development.

Pursuant to section 13(2)(b) I am satisfied that the amendment is not significant enough to require exhibition as statutory exhibition was undertaken as part of the development application process.



LEAH CLIFFORD
Delegate
Minister for Lands, Planning and Environment

5 / 9 / 2025